



**BEAVERCREEK BOARD OF ZONING APPEALS**  
**Regular Meeting – June 12, 2019, 6:00 p.m.**  
***Council Chambers***

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
  - A. May 8, 2019
- V. PUBLIC HEARINGS
  - A. V-19-3, Brian Sherman, 1191 Fudge Drive
- VI. ADJOURNMENT

BEAVERCREEK BOARD OF ZONING APPEALS  
REGULAR MEETING, May 8, 2019, 6:00 PM

PRESENT: Mr. Archibald, Mr. Bhatla, Mr. Duerr, Mr. Hung

ABSENT: None

Chairman Hung called the meeting to order followed by roll call.

Mr. Duerr MOVED approval of the agenda, seconded by Mr. Archibald. Motion PASSED by majority voice vote.

## **REORGANIZATION**

### **Chairman**

Mr. Archibald nominated Mr. Hung for chairman, seconded by Mr. Duerr. There were no other nominations, so Mr. Hung was selected as chairman.

### **Vice Chairman**

Mr. Archibald nominated Mr. Duerr for vice chairman, seconded by Mr. Bhatla. There were no other nominations, so Mr. Duerr was selected as vice chairman.

Mr. Duerr MOVED approval of the October 10, 2018 minutes, seconded by Mr. Bhatla. Motion PASSED by majority voice vote.

## **PUBLIC HEARING**

### **V-19-1, Cherry Hill Shopping Center, 3979 Indian Ripple Road**

Clerk Gillaugh read the notice of public hearing on an application filed by Cathie Johnson, Sign Dynamics, 2781 Thunderhawk Court, Dayton, OH 45414. The applicant is requesting a variance from Chapter 158.152 (B)(4) of the City of Beavercreek Zoning Code, requesting permission to construct a ground sign that exceeds the height requirement in a B-2 District. The property is located at 3979 Indian Ripple Road further described as Book 3, Page 21, Parcel 132 on the Greene County Auditor's Property Tax Atlas.

Jeffrey Becht, owner and president of Sign Dynamics, said the applicant has an existing smaller ground sign but the building has multiple tenants. He explained Indian Ripple Road is being widened, and said the owner has had several complaints from the tenants that their business is down because they do not have any visibility from the street. Mr. Becht explained the proposed ground sign is a multi-tenant sign, and are asking for a sign height of 6-foot 5-inches.

Ms. Pereira summarized the staff report which stated the applicant is requesting a variance for approval of a ground sign that would exceed the maximum allowed height and maximum square footage permitted. She explained with the location of the new Speedway building, staff had received some concerns from some of the tenants trying to find out how they could have visibility. Ms. Pereira showed a color rendering of the sign, and explained the signage that was approved for the adjacent Speedway. Staff recommended approval of the case with one condition.

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In public input, John Scott, 3125 Peebles Road, Troy, OH explained when they planned to build the Speedway one of his concerns was some of his tenants lost visibility. He stated with the old Speedway the tenants could be seen under the canopy and still had visibility from the road. Mr. Scott said the tenants on that side of the building told him their businesses were down 30% to 35%. He said in order for the sign to be seen, he felt it needed to be a little bigger than what was permitted. Mr. Scott explained the Speedway sign currently blocks their little sign that is there now.

In written input, an email was received from Fred Rowland, requested the variance be denied.

There being no further public input, the public hearing was closed.

Mr. Archibald referred to Mr. Rowland's concern blocking access from the parking lot to Indian Ripple Road. Ms. Pereira explained he is across the street and stated the proposed sign cannot create a line-of-sight issue. She said the sign has to be five feet from the right-of-way. Mr. Archibald asked if the new sign would be in the same location it was before. Ms. Pereira said yes.

Mr. Bhatla asked if Mr. Rowland lived nearby. Ms. Pereira explained he has a business across the street. Mr. Bhatla thought the sign was too small and needed a larger sign.

Mr. Duerr thought it was apparent driving on Indian Ripple Road they needed a bigger sign, and did not feel this was an excessive request.

Mr. Duerr MOVED to approve V-19-1 with one condition:

1. A Permanent Sign Permit must be approved by Planning and Development Department prior to construction of the ground sign.

Motion was seconded by Mr. Bhatla, and PASSED by unanimous voice vote.

### **V-19-2, William Daniels Jr., 2154 Marchfield Way**

Clerk Gillaugh read the notice of public hearing on an application filed by William Daniels Jr., 2154 Marchfield Way, Beavercreek, OH 45434. The applicant is requesting a variance from Chapter 158.104 (A) of the City of Beavercreek Zoning Code, requesting permission to construct ground mounted solar panels in the required 10-foot rear yard setback in an R-PUD District. The property is located at 2154 Marchfield Way further described as Book 5, Page 24, Parcel 91 on the Greene County Auditor's Property Tax Atlas.

William Daniels Jr. explained he is requesting to put a ground-mounted solar array in the rear yard. He said when the company was there to stake everything out there were two issues. He stated with the 10-foot setback requirement it requires the panels to be higher in the yard, and they would have had to decrease the amount of panels. Mr. Daniels explained by moving the panels back towards the rear property line it will be hidden more by the trees in the neighbor's yard, and they will be able to install the appropriate size array. He stated the only objection he had heard was how high it was

going to be, and this solution will address that concern by making it lower and a lot less visible.

Ms. Pereira summarized the staff report, which stated the applicant is requesting a variance to allow a 7-foot encroachment into the required 10-foot rear yard setback. She explained solar panels fall under an accessory structure setback meaning they must to be 10 feet from side and rear property lines. Ms. Pereira stated the panels are 50 feet long and 12 feet wide. She explained the applicant did receive approval from the Planning Department for panels on the roof as well as the panels in the rear yard and at that time the ground-mounted panels would be 10 feet from the rear property line. Ms. Pereira stated according to the record plan there is a 15-foot drainage easement in the rear of the property, and the applicant received additional approval from the Engineering Department to allow them to be installed in that easement. She explained after the applicant received approval, she received a phone call from the solar panel company explaining the applicant wanted to move them closer to the property line. Ms. Pereira stated after reviewing the request, staff feels that allowing a seven-foot encroachment is excessive. She said one of the items the Code addresses is if the applicant can meet the requirements of the Code, then staff cannot recommend approval of the variance. Ms. Pereira stated the applicant can meet the requirements of the Code, and it does appear the applicant has other options to place the solar array. Staff recommended denial of the application.

In public input, Pat Barton, 2109 Wedgewood Drive, said she has lived in Hunter's Ridge for 18 years. She explained she has enjoyed living there because Hunter's Ridge follows all requirements of the City as well as the HOA, and very few exceptions have been made. Ms. Barton stated she also served on the Board of Trustees for a couple years. She said she has read the covenants and it states there shall be no satellite dishes and such, and in the whole spirit of the HOA and the community, a ground mounted solar panel of that magnitude just does not fit. Ms. Barton felt the community would be more attractive with the 10-foot offset, and requested the variance not be granted.

In written input, an email requesting denial of the variance was received from David & Mary Beth Faile, 2125 Wedgewood Drive; David Grove; Ryan Heider, 2087 Marchfield Way; Erin Shaffer, 2087 Marchfield Way; Pat Barton, 2109 Wedgewood Drive; Annette Poth, 2179 Wedgewood Drive and David & Susan Trainum, 2135 Wedgewood Drive.

Mr. Archibald asked if staff had received anything from the HOA concerning this request. Ms. Pereira explained staff did not receive any specific input, but she spoke to several individual members of the HOA. She stated the City does not enforce the covenants of a HOA, and it is the duties of the HOA to enforce those. Mr. Archibald understood the applicant wanted to move the structures closer to the property line so they would not be as high and visible to the neighbors, and asked how tall they were and if there was any opportunity to reduce the height of them. Mr. Daniels explained they are limited to eight feet high by the Zoning Code. He felt like the people that were against the variance were against solar panels and it had anything to do with the variance request. Mr. Archibald asked if the panels could be lower. Mr. Daniels said the panels have to be angled, and he did not feel it could be much shorter than that. Mr. Archibald questioned if the applicant was able to build the solar array he wanted and

meet the setback requirements. Mr. Daniels explained he ran into cutting down the size and it makes it a lot less feasible to do it. Mr. Archibald said he already had solar panels on the roof, and asked if there was a reason he needed that large of an array in the rear yard. Mr. Daniels explained they sized it based on what their electrical needs were. Mr. Archibald stated the Board takes the setbacks very seriously, and they are there for a reason. He said if there was any way that could be reconfigured to not encroach into that setback he would be more compelled to be in favor of it.

Mr. Bhatla thanked Ms. Barton for coming forward, and expressing her concern. Mr. Bhatla did not feel that this size house needed so many panels. He believed the panels would be unsightly and will reduce the value of the neighborhood. Mr. Bhatla felt the applicant could move the panels to where they could meet the Code requirements and did not feel this request was acceptable. Mr. Daniels said the younger generation have a different perspective of solar panels and they see something quite positive. He explained if they move the panels closer to the house they have shading issues. Mr. Daniels believed if anyone would go into his back yard it would be clear this is the best location for the panels. Mr. Bhatla said if the roof solar panels were not sufficient then he thought the applicant would need to cut back or find another option that could meet the 85% need. Mr. Daniels felt this location was going to be the best fit for it, and he did not see any alternatives. He explained he was impressed with the Code, and the regulations that were established. Mr. Daniels was taken back that Beaver Creek wasn't more accepting of his request because of the forward thinking that was done in the regulations.

Mr. Duerr agreed with the applicant in terms of the impact of solar energy. He asked if the fence was six feet high. Mr. Daniels said yes. Mr. Duerr asked if the height of the solar panels would be 8 feet high. Mr. Daniels stated they would be no taller than 8 feet since that is what the Code allows. Mr. Duerr questioned how tall the trees are to the rear of the proposed panels. Mr. Daniels explained there are large evergreen trees and said they are 20 to 30 feet tall. He said the dense shrub line is probably two feet over the fence line and they get bigger every year. Mr. Duerr stated it was his understanding there were no prohibitions of solar panels in the HOA's covenants and restrictions but a few have indicated in their letters it does infringe upon the spirit of the covenants. Ms. Barton agreed it does infringe upon the spirit. Mr. Duerr encouraged the HOA to make a modification to covenants. He appreciated the letter of intent the applicant provided, but his concern was that seven of his neighbors were in opposition.

Mr. Hung believed the applicant had a plan which respected the 10-foot setback. Mr. Daniels said yes. Mr. Hung verified the City Engineer approved the location of the panel in the drainage easement. Mr. Daniels confirmed that was correct. Mr. Hung questioned why the applicant deviated from that plan, and asked if the original plan was not feasible or if it was impossible. Mr. Daniels explained until they had the location staked in the ground he did not realize how far up the hill the panels would be, how high they were going to sit, and how much they would have to cut the size of it. Mr. Hung said if they went back to the original design if they would be able to get the same amount of energy from the panels. Mr. Daniels explained they would have to cut it back in size to make it fit, and they would not have to do that if they were able to move it back.

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Mr. Hung questioned if they cut the size of the panels down what the affect would be upon the amount of electricity that would be covered by the solar panel plan. Mr. Daniels stated it could be a 20% reduction, and drops the rate of return to not a feasible project. Mr. Hung asked how much the roof mounted panels powered. Mr. Daniels said they are only a couple months into it, and it has taken DP&L along time to process the net meter so he does not have numbers. Mr. Hung questioned if the applicant could have all his energy needs met by the original plan. Mr. Daniels said the original plans are going to have to be scaled back if they keep it at the 10-foot setback. Mr. Hung said without knowing how much of the consumption is taken care of by the current solar panel array, he questioned even if he had a smaller array it is still feasible that 75% or 80% of his power needs covered. Mr. Daniels stated he could not give hard numbers, but the estimates say if they cut the size down the return will be lower. Mr. Hung asked if the applicant did not obtain the variance, he would not be able to move forward with the project. Mr. Daniels thought there was a possibility.

Mr. Bhatla believed the applicant needed to come up with different options that would meet his need and a plan the City could agree to. He questioned if the applicant already bought the panels. Mr. Daniels said the company is waiting to install the panels because he stopped the project because he didn't like how high they were going to sit up. He felt like any objection they are hearing is based on solar and not on the location, and if anyone would go out and look where he wants to locate them it is the obvious solution. Mr. Daniels believed he was asking to use his property in a reasonable way, and there is adverse condemnation questions at a certain point and he did not want to go down that road. He explained he wanted to approach the City and say, what he wants to do is reasonable and is the best fit for the neighbors and for himself.

Mr. Bhatla MOVED to deny V-19-2. Motion was seconded by Mr. Archibald.

After discussion, the case was denied by a roll call vote of 4-0.

### **ADJOURNMENT**

Mr. Duerr MOVED adjournment at 7:04 p.m., seconded by Mr. Bhatla. Motion PASSED by majority voice vote.

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Melissa Gillaugh  
Deputy Clerk



June 6, 2019

## **BOARD OF ZONING APPEALS STAFF REPORT**

**CASE:** V 19-3

**APPLICANT:** Brian Sherman  
1191 Fudge Drive  
Beavercreek OH 45432

### **NATURE OF REQUEST:**

The applicant is requesting approval of a variance to allow 1.33 into the ten-foot side yard setback in order to construct a garage addition within an R-1A One Family Residential district.

### **FINDINGS:**

1. The property under discussion is located at 1191 Fudge Drive within Audubon Park, Section 2
2. The property has a zoning designation of R-1A and any addition to the primary structure must also adhere to the setback requirements for that district. § 158.031 (F)(1), *Schedule of Yard and Lot Requirements*, outlines that the primary structure must have a combination of 25 feet in both side yards, with a minimum of 10 feet per side yard.
3. As shown in the attached plans, the proposed garage addition would be 8 feet 8 inches from the side property line, but would still maintain the 25 foot combined total side yard requirement.
4. The proposed garage addition would be approximately 50 feet deep and 26.8 feet wide.

### **DISCUSSION:**

The applicant stated in his justification that he would like construct the garage to accommodate his tools and supplies for his hobbies. As the board is aware, the applicant cannot create the need for the variance and there doesn't appear to be anything preventing the applicant from constructing an adequately sized garage addition that can still meet the requirements of the code. No justification has been given as to why the garage cannot be made 1.33 feet narrower, in order to not require a variance. Staff finds that the variance request from

§158.031(F)(1) does not meet the requirements for approval per §158.172 (H)(5)(a) of the City of Beavercreek Zoning Code.

**RECOMMENDATION:**

Staff recommends that the Board of Zoning Appeals find that:

1. The reasons set forth in the application are not valid and do not justify the granting of the requested variance, and
2. The eight items in §158.172 (H)(5)(a) have not been fully satisfied.

Staff further recommends that the Board of Zoning Appeals adopt the attached resolution denying a variance from §158.031 (F)(1).

**RESOLUTION  
BOARD OF ZONING APPEALS  
CASE NO. V 19-3**

WHEREAS, Brian Sherman, has made application for a variance from the strict application of the requirements of the City of Beavercreek Zoning Code for the property located at 1191 Fudge Drive; and

WHEREAS, the applicant is requesting permission to construct a garage addition that would encroach into the required 10- foot side yard setback by 1.33 feet.

WHEREAS, a public hearing was held on June 12, 2019, at which time all persons were given opportunity to comment on the application; and

WHEREAS, the Board of Zoning Appeals finds that the reasons set forth in the application are not valid and do not justify the granting of the variance; and

WHEREAS, the Board of Zoning Appeals finds that subparagraphs 1 through 8 of §158.172 (H)(5)(a) have not been fully satisfied.

NOW therefore the Board of Zoning Appeals orders that:

A variance from the rear-yard setback requirement be denied.

ACTION BY BOARD OF ZONING APPEALS

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Chairman





## City of Beavercreek Ohio, Board of Zoning Appeals

### Justification of Variance

Brian & Rebekah Sherman  
1191 Fudge Dr.  
Beavercreek Oh 45434

Proposed attached garage addition encroaches south side property line Zoning Code setback of 10 feet. Variance requested for 16 inches, resulting in an 8 foot-8 inch setback to the proposed addition.

The combined left & right set back measurement total with this variance still meets the Code of 25 feet combined.

I have discussed the variance with my neighbor, Victor Ingalls at 1181 Fudge dr. He expressed no issues with the variance and commented on how well I keep my property. I reviewed the proposed design is very appealing & will match the existing home finishes & landscaping.

The proposed addition is to accommodate my many hobbies including needs for my large woodworking tools, saws, supplies & needed floor space to work with this equipment as well as storage. I also typically have one vintage car & am involved in that hobby. The existing garage does not accommodate my needs for these items. The size of the proposed structure with the requested variance is necessary to accommodate the tools, workbenches and future vehicle lift. Much planning & layout design of the shop was done to maximize efficiency & stay within the Zoning setbacks. Reducing the proposed addition would create practical difficulties for me & would not accommodate these needs.

The proposed variance I am requesting is the minimum possible for the need I have. I grew up here in Beavercreek & I take great pride in my property and the community. My Wife & I have made many significant investments & improvements since 2001 when we purchased the home. I do this not only for my satisfaction but hope to inspire my neighbors & for the betterment of the neighborhood. We plan on retiring here, and do not want to move to another house to accommodate our needs.

The granting of this variance will be in harmony with the general spirit, intent & purpose of the Zoning code as the amount requested (16 inches) is a minimum amount. I have designed the addition to blend seamlessly with the existing structure with brick & stone finishes and increase the appeal of my property. It will also increase the value of my property & be an enhancement to the neighborhood.

The granting of the variance will not be injurious to surrounding properties and the general neighborhood nor detrimental to the public welfare. It will not result in a deleterious change in the character of the community in any way due to the well thought out design of the addition to blend into the existing home & property. It will be a positive enhancement to the property & neighborhood.

The granting of the variance will not infringe upon the rights & quiet enjoyment of adjacent property owners & will not diminish property values, endanger public safety or create a public nuisance. Also, worth noting, the adjacent neighbor at 1181 Fudge Dr. home is configured as such that the nearest area to this proposed addition is also his garage space, not living areas.

The granting of this variance will properly accommodate the requirement of our needs. It will allow us to continue to stay in this home & community for the rest of our lives as we desire. It will also be a significant investment by me to the property & result in increased value & enhancement of my neighborhood.

Please note, this addition is solely for my hobbies & future retirement activities, not for economic benefit.

Attached are images of the property showing the care & condition of the home as well as the addition location. The list of property owners within the 500' buffer area as requested. A complete, professional set of architectural drawings prepared by

DT Design Inc. 49 W Franklin St Centerville Oh 45459 937-433-6861. And the variance application.

I appreciate your consideration of this request.

Brian Sherman  
1191 Fudge Dr.  
Beavercreek Oh 45434

937-470-8060 brian.sherman72@cloud.com

















GENERAL NOTES

1. DESIGN LOADS:  
FLOOR: 40 P.S.F. LIVE LOAD  
12 P.S.F. DEAD LOAD  
DECK: 60 P.S.F. LIVE LOAD  
10 P.S.F. DEAD LOAD  
ROOF: 30 P.S.F. LIVE LOAD  
20 P.S.F. DEAD LOAD  
ASSUMED SOIL BEARING PRESSURE: 2000 P.S.F. (FIELD VERIFY).
2. EXTEND ALL FOOTINGS TO FIRM BEARING., 95% STANDARD PROCTOR MIN.
3. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 32" BELOW FINISHED GRADE.
4. UNLESS OTHERWISE NOTED, ALL INTERIOR SLABS ON GRADE SHALL BE 3000 P.S.I. EXCEPT GARAGE SLABS TO BE 4500 P.S.I. (ULTIMATE STRENGTH @ 28 DAYS) CONCRETE W/ 6 X 6 - 10/10 W/IF REINFORCING ON 6 MIL. POLYETHYLENE VAPOR BARRIER ON 4" MIN. GRANULAR FILL.
5. EXTERIOR SLABS ON GRADE SHALL BE 4500 P.S.I. (ULTIMATE STRENGTH @ 28 DAYS) CONCRETE W/ 4-6% AIR ENTRAINED - 51X (6) SACK MIX.
6. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND BUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
7. UNLESS OTHERWISE NOTED, FRAMING LUMBER SHALL BE SPRUCE PINE FIR No. 2 OR BETTER.
8. BEAMS, HEADERS & FLOOR JOISTS SHALL BE SOUTHERN YELLOW PINE No. 1KD W/ AN ALLOWABLE GRADE BENDING STRESS OF 1450 PSI OR BETTER.
9. UNLESS OTHERWISE NOTED, PROVIDE:  
A. DOUBLE HEADER JOISTS & TRIMMERS AT ALL FLOOR OPENINGS.  
B. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.  
C. DOUBLE 2 X 12 HEADERS W/ 1/2" PLYWOOD BETWEEN AT ALL DOOR & WINDOW OPENINGS. (UNLESS OTHERWISE NOTED ON PLAN)  
D. 2 ROWS OF 1" X 3" CROSS BRIDGING PER JOIST SPAN.  
E. FLOOR CONSTRUCTION: 1/2" PLYWOOD SHEATHING WITH EXTERIOR GLUE UNDER 5/8" PLYWOOD UNDERLAYMENT WITH BUILDING PAPER BETWEEN. (OPTIONAL 3/4" TONGUE & GROOVE UNDERLAYMENT)  
F. USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS, USE PLYWOOD UNDERLAYMENT FLOORING W/ EXTERIOR GLUE IN ALL BATH & TOILET AREAS  
G. EXTERIOR WALL SHEATHING: 7/16" OSB SHEATHING (EXPOSURE 1)
- H. ALL INTERIOR WALLS & CEILINGS ARE TO BE COVERED WITH GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE, FLOAT & SAND. (3 COATS) GARAGE WALLS AND CEILING TO BE COVERED W/ 5/8" FIRECODED GYPSUM BOARD.
- I. BOTTOM PLATE MUST BE TREATED.
- J. DIMENSIONS FOR EXTERIOR STUD WALLS INCLUDE ACTUAL STUD SIZE PLUS 1/2" FOR STYROFOAM.
- K. WOOD HEADERS - NON-BEARING WALLS
- | SPAN | 2 - 2 x 4's EDGWISE | W/ 1/2" PLYWOOD BETWEEN |
|------|---------------------|-------------------------|
| 4'   | 2 - 2 x 4's         | "                       |
| 6'   | 2 - 2 x 6's         | "                       |
| 8'   | 2 - 2 x 8's         | "                       |
| 10'  | 2 - 2 x 10's        | "                       |
- L. WOOD HEADERS - BEARING WALLS - ALL OPENINGS
- 2 - 2X12'S W/ 1/2" PLYWOOD BETWEEN. (UNLESS OTHERWISE NOTED)
10. INTERIOR TRIM AND FINISHES TO BE SELECTED BY OWNER.
11. LINTEL SCHEDULE
- | SPAN          | ANGLE                     |
|---------------|---------------------------|
| 5'-0" OR LESS | L 3-1/2" X 3-1/2" X 5/16" |
| 6'-0"         | L 4" X 3-1/2" X 5/16"     |
| 7'-0"         | L 4" X 3-1/2" X 5/16"     |
| 8'-0"         | L 5" X 3-1/2" X 5/16"     |
| 9'-0"         | L 5" X 3-1/2" X 3/8"      |
| 10'-0"        | L 6" X 3-1/2" X 3/8"      |
12. MAXIMUM WINDOW SILL HEIGHTS SHALL BE 44" FOR EGRESS WINDOWS.
13. ALL GLASS IN HAZARDOUS AREAS AND WITHIN 18" OF THE FLOOR SHALL BE SAFETY GLASS OR TEMPERED.
14. SMOKE DETECTORS TO BE PERMANENTLY WIRED AND INTERCONNECTED.
15. FINISH FLOOR SHALL BE A MINIMUM OF 8" ABOVE ADJACENT FINISH GRADE.
16. ALL EIFS, EXTERIOR INSULATION FINISH SYSTEMS SHALL BE INSTALLED IN ACCORDANCE TO THE LATEST MANUFACTURERS SPECIFICATIONS, ALONG WITH PROPER FLASHING AND CAULKING AT ALL AREAS OF TERMINATION, ALL PENETRATIONS AND AT ALL DOORS WINDOWS AND OTHER OPENS.

SYMBOL LEGEND:

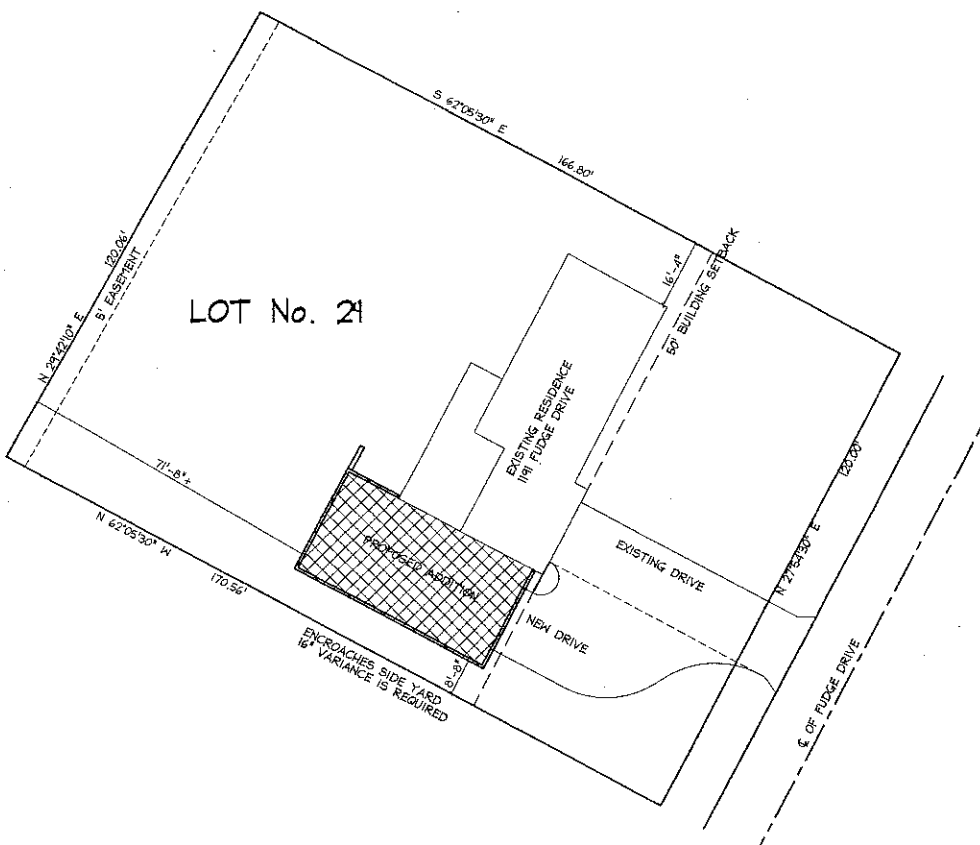
- o FD. FLOOR DRAIN  
s.d. SMOKE DETECTOR -HARDWIRED  
EXH. FAN EXHAUST FAN  
3/0 DOOR WIDTH  
INDICATES SECTION NUMBER 2 ON SHEET 3  
INDICATES DETAIL NUMBER 2 ON SHEET 3

ABBREVIATIONS:

A/C	AIR CONDITIONING	FTG	FOOTING
AF	ABOVE FINISH FLOOR	GYP	GYPSUM
BLDG	BUILDING	HVAC	HEATING, VENTILATING, AIR, CONDITIONING
BLK	BLOCK	HB	HOSE BIBB
BD	BOARD	LL	LIVE LOAD
CLG	CEILING	MTL	METAL
COL	COLUMN	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
DL	DEAD LOAD	O.C.	ON CENTER
DM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DWG	DRAINING	PSI	POUNDS PER SQUARE INCH
ELEC	ELECTRIC	SCH	SCHEDULE
ELEV	ELEVATION	STL	STEEL
EXIST	EXISTING	T&G	TONGUE & GROOVE
EXH	EXHAUST	TYP	TYPICAL
FD	FLOOR DRAIN	WD	WOOD

GENERAL STRUCTURAL NOTES

- GENERAL
1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING OR GUYS THAT MIGHT BE NECESSARY.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
3. DESIGN LIVE LOADS:  
FLOOR LOADS: 40 PSF  
ATTIC LOAD: 25 PSF  
ROOF: 25 PSF (GROUND SNOW LOAD)  
CEILING JOISTS (HIGH SLOPE RAFTERS): 20 PSF  
CEILING JOISTS (LOW SLOPE/NO STORAGE): 10 PSF  
WIND: 90 MPH (3 SECOND GUST), EXP. B
- CONCRETE
- I. MATERIALS:
- A. STRUCTURAL CONCRETE  
FOOTINGS, INTERIOR SLABS FC = 3000 PSI  
EXPOSED WALLS, GARAGE SLABS AND EXTERIOR SLABS ON GRADE FC = 4000 PSI (5% TO 7% ENTRAINED AIR)  
B. ALL DEFORMED REINFORCING BARS FT = 60,000 PSI.
- STRUCTURAL STEEL
- I. MATERIALS:
- A. ANCHOR BOLTS AND OTHER BOLTS EXCEPT AS MAY BE NOTED: ASTM A307.  
B. STRUCTURAL STEEL TO BE ASTM A36 WITH FACTORY APPLIED PRIMER.
2. MISCELLANEOUS:
- A. STEEL BELOW GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.
- STRUCTURAL LUMBER
- I. MATERIALS:
- A. JOISTS, BEAMS, RAFTERS, AND 2 X 6 STUDS ARE TO BE A MINIMUM GRADE OF SPRUCE-PINE-FIR (SOUTH) NO. 2, WITH THE FOLLOWING MINIMUM PROPERTIES:  
FB = 750 PSI  
FV = 70 PSI  
FC = 335 PSI (PERP.)  
EC = 975 PSI (PARALLEL)  
E = 1,000,000 PSI  
B. 2 X 4 STUDS, UNLESS NOTED OTHERWISE, ARE TO BE A MINIMUM GRADE OF HEM-FIR STUD GRADE, WITH THE FOLLOWING MINIMUM PROPERTIES:  
FB = 675 PSI FT  
FV = 75 PSI  
FC = 405 PSI (PERP.)  
EC = 800 PSI  
E = 1,200,000 PSI  
C. LVL LUMBER: FB = 2600 PSI, FV = 285 PSI, FC (PERP.) = 500 PSI, E = 2000 KSI.
2. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
- A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.  
B. PRODUCT STANDARD PS-1-83 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD, APA PRP-108 FOR STRUCTURAL USE PANELS, OR PS 2-92 FOR WOOD-BASED STRUCTURAL USE PANELS.  
C. APA RESIDENTIAL CONSTRUCTION GUIDE.
3. CONNECTIONS:
- A. JOISTS TO BEAMS OR JOISTS TO TRUSSES - 16 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE - AS MANUFACTURED BY SIMPSON STRONG TIE.  
B. ROOF TRUSSES TO SUPPORTING TOP PLATES OR BEAMS - USE HURRICANE TIES, EQUAL TO SIMPSON HT, WITH ALL NAIL HOLES FILLED; ONE PER TRUSS END.  
C. ROOF SHEATHING TO JOISTS/TRUSSES - USE 8D NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.
4. MISCELLANEOUS:
- A. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C FOR CEILING JOISTS. USE SOLID BLOCKING AT BEARINGS.  
B. USE ONE CRIPPLE STUD AND ONE FULL HEIGHT STUD UNDER BEAM AND HEADER BEARING LESS THAN 4'-0" AND ONE CRIPPLE STUD AND TWO FULL HEIGHT STUDS UNDER BEAM AND HEADER BEARING 4'-0" OR GREATER, UNLESS SHOWN OTHERWISE.  
C. APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.



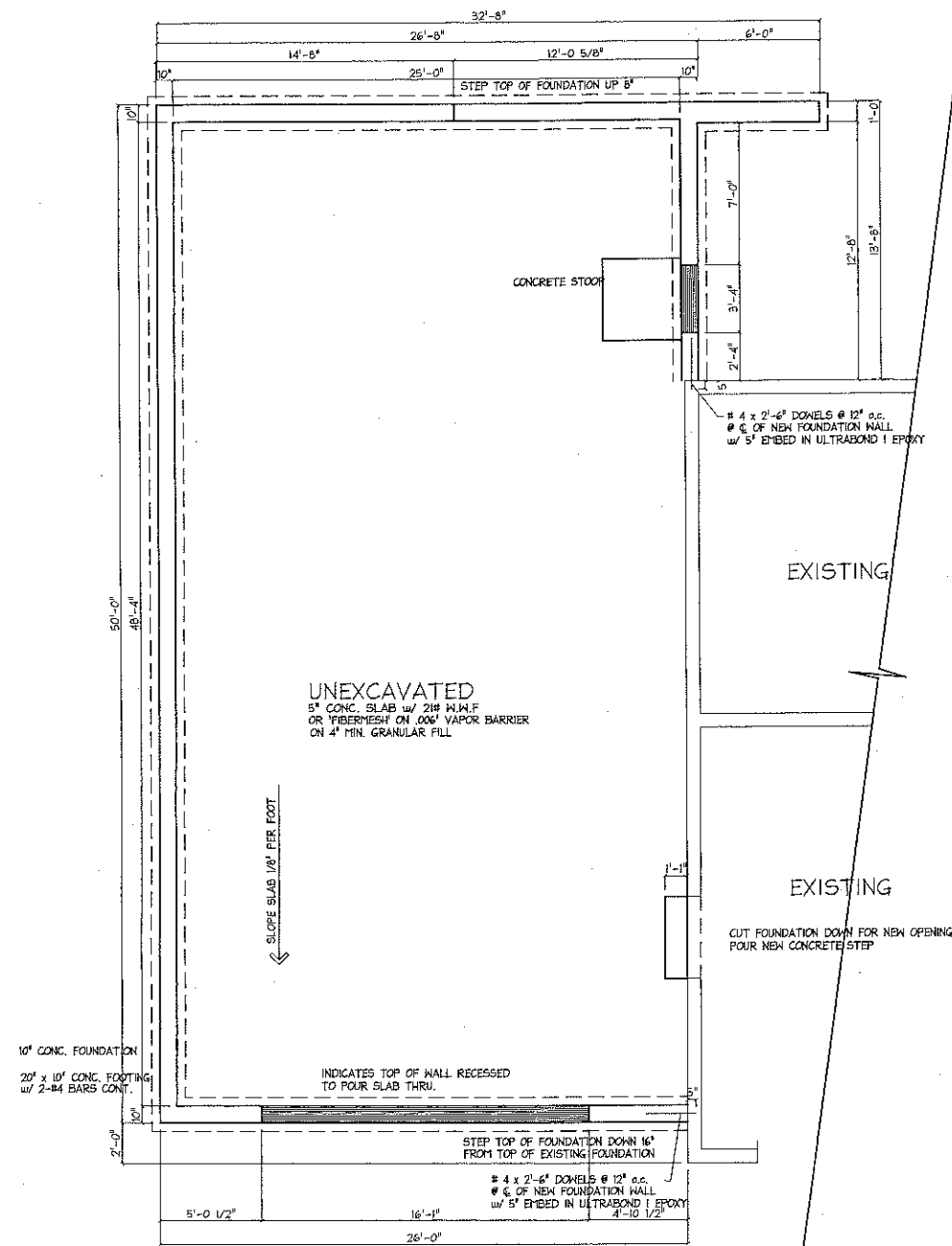
SITE PLAN 1" = 40' - 0"

FINISH GRADE TO SLOPE MIN. 4" IN FIRST 10'-0" FROM FOUNDATION WALLS & FINISH GRADE FOR DISTURBED PORTION OF SITE SHALL HAVE MAX. SLOPE OF 3:1.  
ALL MUD/DIRT TRACKED ONTO ROADS DUE TO CONSTRUCTION ACTIVITIES SHALL BE PROMPTLY REMOVED.

MAY 09 2019

PROPOSED GARAGE ADDITION FOR:  
BRIAN & REBEKAH SHERMAN  
1191 FUDGE DRIVE  
CITY OF BEAVERCREEK, OHIO

SHEET No 1 of 4

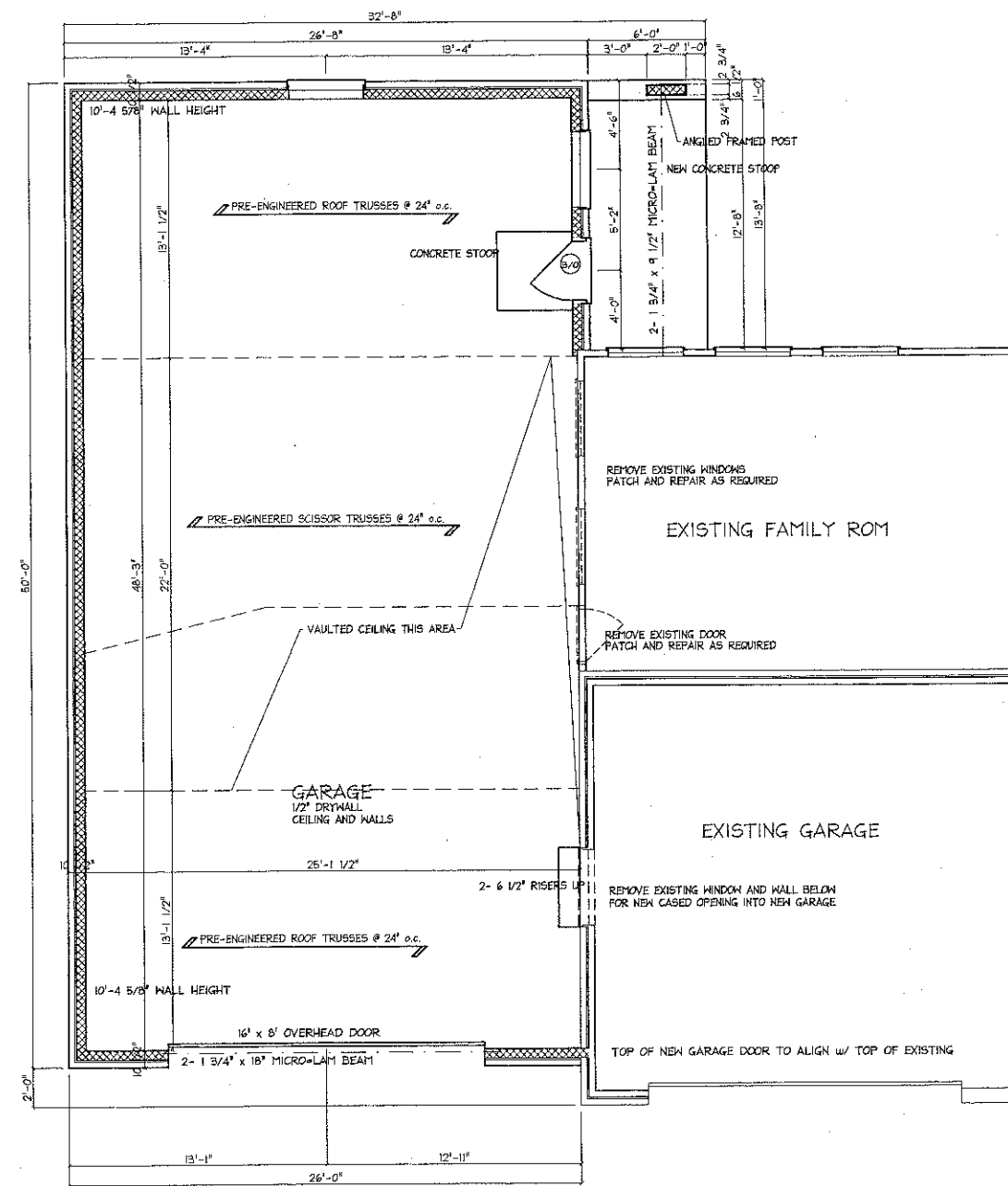


### FOUNDATION PLAN

1/4" = 1'-0"

NOTES: ALL SILL PLATES TO HAVE TWO (2) ANCHOR BOLTS  
PER PLATE AND WITHIN 3 1/2" TO 12" AT THE END OF  
EACH PLATE.  
1/2" ANCHOR BOLT @ 48" o.c. AND NOT MORE  
THAN 12" FROM CORNERS.

NOTE: 1. MINIMUM 28 DAY CONCRETE STRENGTH SHALL BE 3500 psi.  
2. REINFORCING SHALL BE ASTM A615 GRADE 60, (Fy = 60000psi)  
3. DO NOT PLACE BACKFILL AGAINST WALL UNTIL CONCRETE HAS  
REACHED 4000 psi & BASEMENT SLAB IS IN PLACE.



### FIRST FLOOR PLAN

1/4" = 1'-0"

1309.11 sq. ft. GARAGE ADDITION

EXTERIOR LANDINGS  
MAXIMUM 8 1/4" BELOW TOP OF THRESHOLD.  
THE LANDING MUST BE AS WIDE AS DOOR BEING SERVED  
AND A MIN. 3' IN THE DIRECTION OF TRAVEL.

GARAGE FIRE SEPERATION  
REQUIRES A 1 3/8" SOLID WOOD DOOR OR METAL DOOR  
AND 1/2" DRYWALL ON WALLS AND CEILING. IF HABITABLE ROOM  
IS ABOVE GARAGE, 5/8" DRYWALL IS REQUIRED ON CEILING.

SAFETY GLAZING  
PER R308.4 TEMPERED GLASS LABELING  
MUST BE VISIBLE AND PERMANENT.

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1191 FUDGE DRIVE

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SHEET No

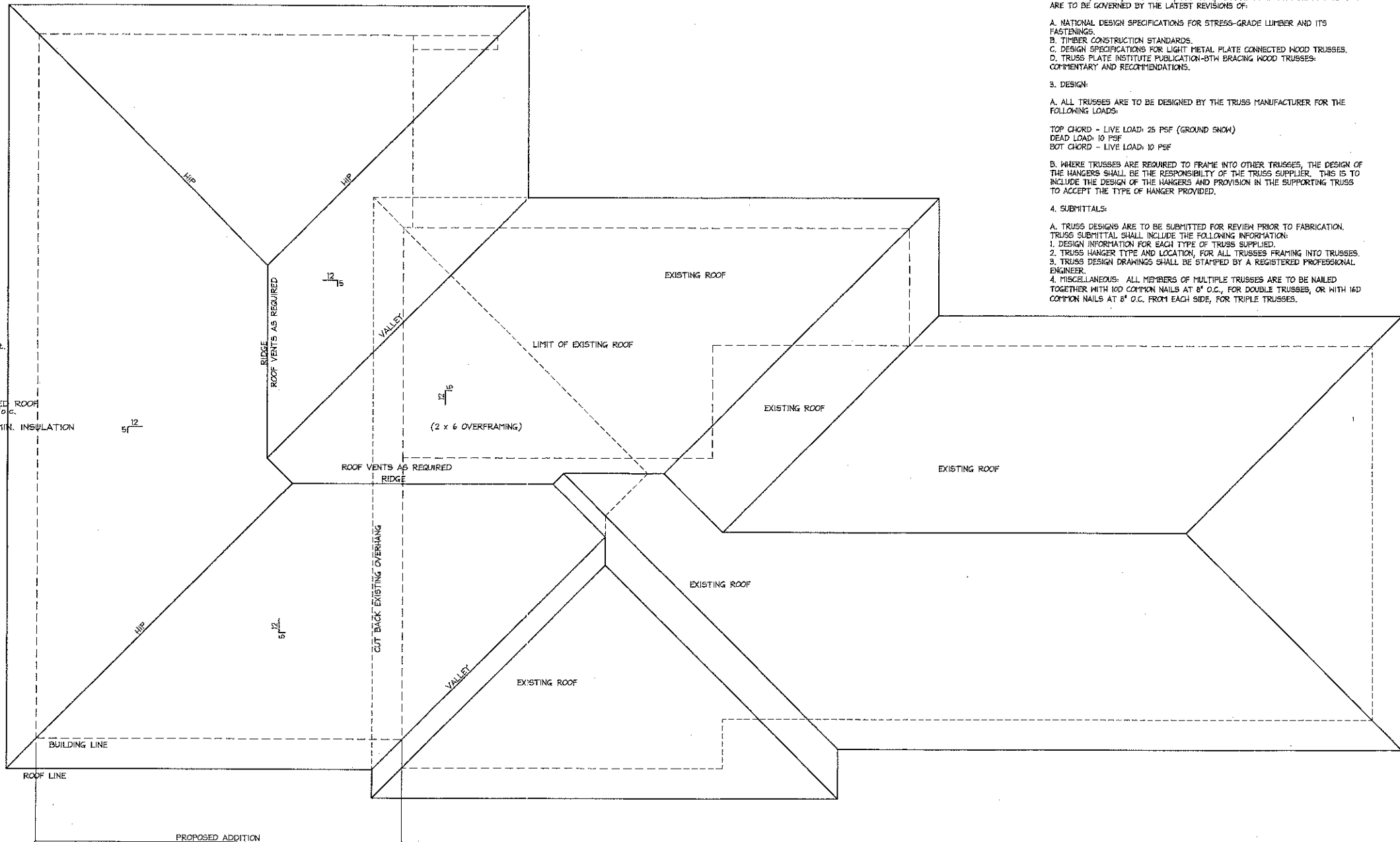
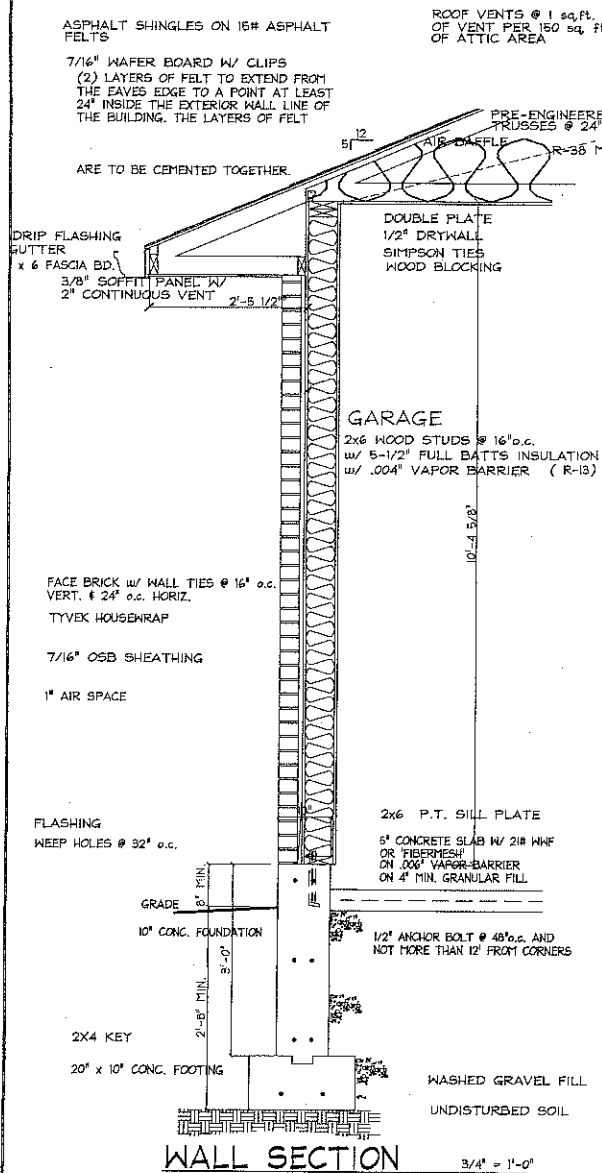
2 of 4

DATE: 04/22/19  
REVISIONS:

00000000

DESIGN, INC.  
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### ROOF PLAN

ROOF VENTS @ 1 sq. ft. OF VENT PER 150 sq. ft. OF ATTIC AREA  
PROVIDE "ICEGUARD" OR (2) LAYERS OF FELT TO EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. THE LAYERS OF FELT ARE TO BE CEMENTED TOGETHER.

### TRUSS NOTES

#### 1. MATERIALS:

- A. LUMBER: AS REQUIRED BY THE TRUSS MANUFACTURER, MINIMUM GRADE TO BE SYP NO. 2, KD 15 PERCENT MC.  
B. CONNECTIONS: ALL INTERNAL TRUSS CONNECTIONS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER. CONNECTORS SHALL BE DEFORMED PLATE TYPE, OF MINIMUM 20 GAUGE GALVANIZED STEEL SHEET. ALL JOINTS ARE TO BE DESIGNED USING METHODS AS SET FORTH IN TPI STANDARDS 1976.  
C. HANGERS: ALL TRUSS TO TRUSS HANGERS ARE TO BE DESIGNED AND SUPPLIED BY THE TRUSS SUPPLIER.

#### 2. SPECIFICATIONS AND REFERENCE STANDARDS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION, ERECTION, HANDLING AND BRACING REQUIREMENTS ARE TO BE GOVERNED BY THE LATEST REVISIONS OF:

- A. NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.  
B. TIMBER CONSTRUCTION STANDARDS.  
C. DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES.  
D. TRUSS PLATE INSTITUTE PUBLICATION-BTH BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS.

#### 3. DESIGN:

- A. ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE FOLLOWING LOADS:

TOP CHORD - LIVE LOAD: 25 PSF (GROUND SNOW)  
DEAD LOAD: 10 PSF  
BOT CHORD - LIVE LOAD: 10 PSF

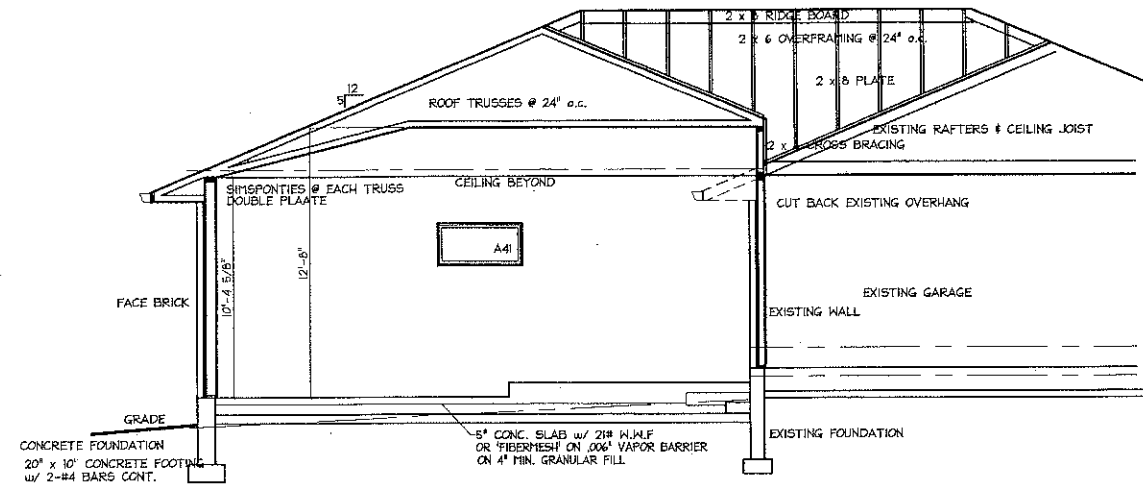
- B. WHERE TRUSSES ARE REQUIRED TO FRAME INTO OTHER TRUSSES, THE DESIGN OF THE HANGERS SHALL BE THE RESPONSIBILITY OF THE TRUSS SUPPLIER. THIS IS TO INCLUDE THE DESIGN OF THE HANGERS AND PROVISION IN THE SUPPORTING TRUSS TO ACCEPT THE TYPE OF HANGER PROVIDED.

#### 4. SUBMITTALS:

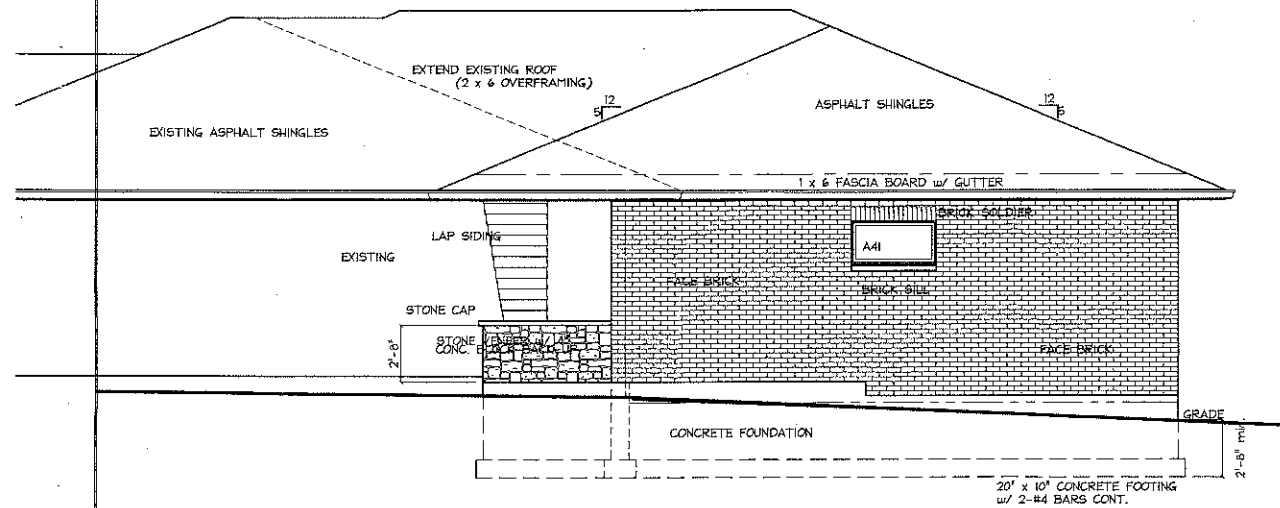
- A. TRUSS DESIGNS ARE TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. TRUSS SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION:  
1. DESIGN INFORMATION FOR EACH TYPE OF TRUSS SUPPLIED.  
2. TRUSS HANGER TYPE AND LOCATION, FOR ALL TRUSSES FRAMING INTO TRUSSES.  
3. TRUSS DESIGN DRAWINGS SHALL BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.  
4. MISCELLANEOUS: ALL MEMBERS OF MULTIPLE TRUSSES ARE TO BE NAILED TOGETHER WITH 100 COMMON NAILS AT 8" O.C., FOR DOUBLE TRUSSES, OR WITH 160 COMMON NAILS AT 8" O.C. FROM EACH SIDE, FOR TRIPLE TRUSSES.

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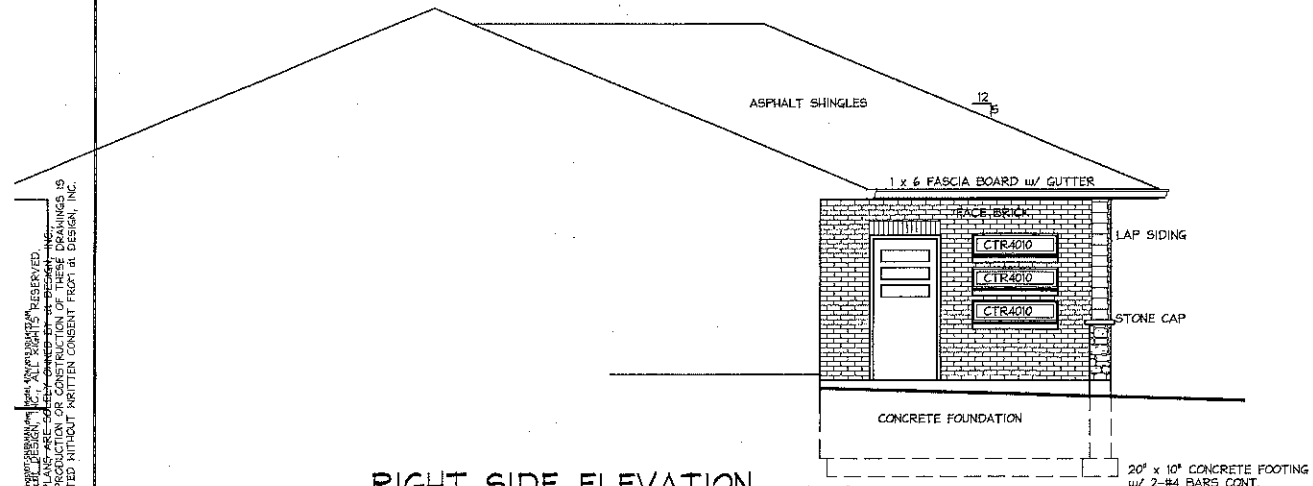
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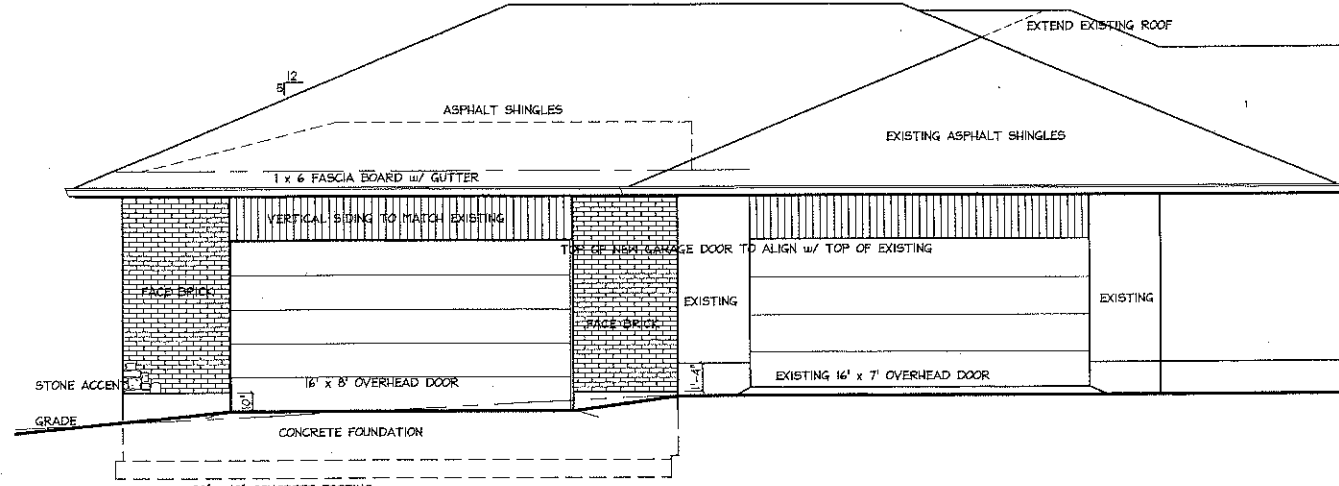
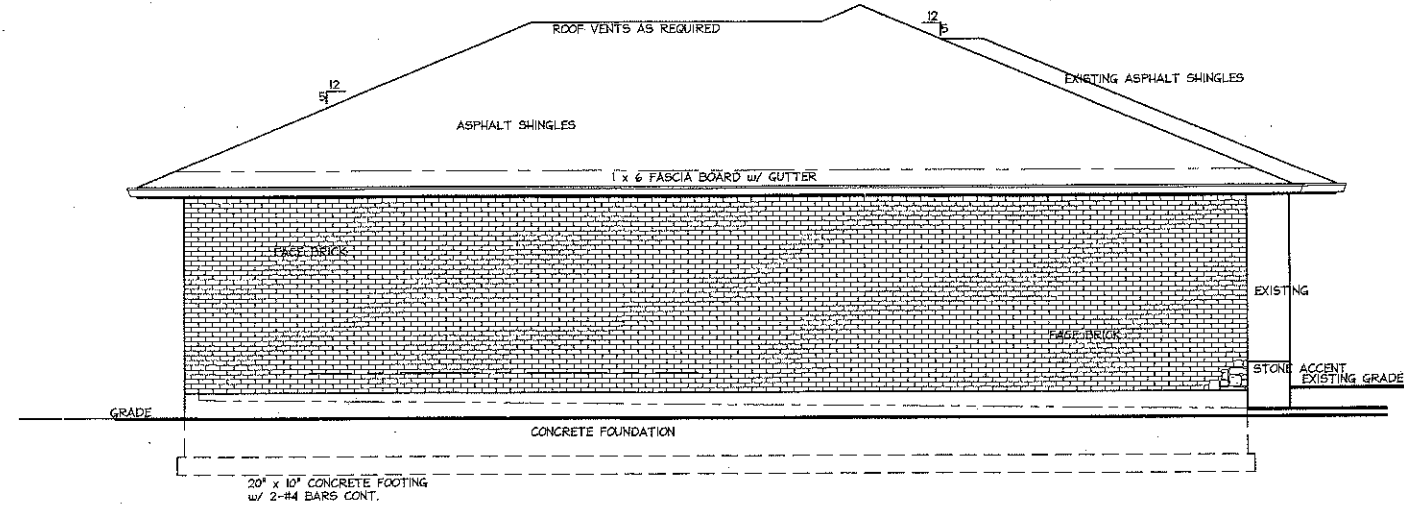
CROSS-SECTION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

DATE 04/22/14  
REVISIONS  
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